



Brown & Brand

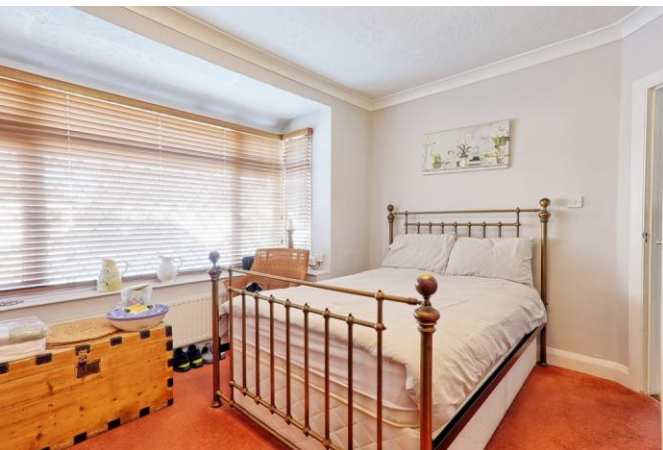


Strangman Avenue
Thunderlsey, SS7 1RB

- Spacious Two Bedroom Detached bungalow with rear extension
- South facing rear garden
- Sought after turing close to Hadleigh Country park
- Driveway providing parking for three cars

GUIDE PRICE
£375,000- £400,000





Property Description

Guide Price - £375,000 - £400,000

This property is situated in a highly sought-after turning close to Hadleigh Country Park and Benfleet Downs, offering a fantastic location for countryside walks while remaining conveniently positioned for local amenities.

The home itself is an extended two-bedroom detached bungalow offering spacious and well-balanced accommodation throughout. A good-sized entrance hallway welcomes you in and provides access to all rooms. The master bedroom is positioned to the front and features an attractive bay window, while the second bedroom offers comfortable additional accommodation.

There is a family bathroom along with a separate WC for added convenience. The kitchen breakfast room provides ample space for dining, and the generously sized lounge overlooks the rear of the property an ideal space for relaxing

Externally, the property benefits from a south-backing rear garden, perfect for enjoying sunshine throughout the day. Further advantages include a detached garage, parking for up to three vehicles, and the added benefit of no onward chain.



ACCOMMODATION COMPRISES

Approached via hardwood door with stained glass side panelling giving access to:

ENTRANCE HALL

14' 5" x 9' 11" reducing to 3'9" (4.39m x 3.02m) Loft access. Radiator. Laminate flooring. Cupboard housing electric metre. Wall mounted thermostat control. Storage cupboard. Door to:

BEDROOM ONE

13' 2" x 13' 3" (4.01m x 4.04m) Double glazed Bay led light window to front. Radiator. Fitted wardrobes. Coving to ceiling. Ceiling rose. Feature fireplace.

BEDROOM TWO

10' 10" x 8' 2" (3.3m x 2.49m) Double glazed window to side. Radiator. Laminate flooring.

BATHROOM

Two-piece suite comprising vanity sink unit with mixer tap. Panelled bath with shower attachment. Tiled walls. Tilled flooring. Double glazed obscure window to side. Separate WC low flush WC.



KITCHEN/BREAKFAST ROOM

13' 51" x 8' 5" (5.26m x 2.57m) The kitchen is fitted with eye and base units with a work surface over, incorporating a 1½ stainless steel sink unit with mixer tap and drainer. There is a fitted gas hob and electric oven, along with space and plumbing for a washing machine and tumble dryer. There is also space for a freestanding fridge freezer. Additional features include a wall-mounted boiler, double glazed window to the side and laminate flooring.



LOUNGE/DINER

26' 4" x 14' 6" (8.03m x 4.42m) Double glazed French doors to rear giving access to garden. Laminate flooring. Double glazed window to side. Radiator to 3 walls. Spotlights to ceiling.

GARDEN

The rear garden features a decked seating area ideal for outdoor dining and entertaining, with the remainder laid to lawn. The garden is bordered by mature shrubs and planting, providing a good degree of privacy, and is enclosed by fencing. Additional benefits include a wooden shed for storage and gated side access.





GARAGE

14' 10" x 8' 2" (4.52m x 2.49m) Up and over door with power and lighting.

PARKING

Parking is provided via a block paved driveway providing parking for 3 cars.



GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



Energy performance certificate (EPC)		
19 Strangman Avenue BENFLEET SS7 1RB	Energy rating D	Valid until: 19 February 2036 Certificate number: 0900-7168-0722-0596-3263

Property type: Detached bungalow
Total floor area: 93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

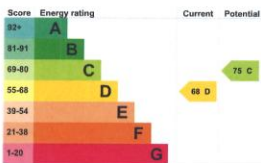
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



TOTAL FLOOR AREA: 654 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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